

**WORKSHOP MEETING  
BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
WEDNESDAY, MAY 5, 2010 – 7:00 P.M.  
MINUTES**

**Present Upon Roll Call:** Commissioner Wojcik; Commissioner Kapper; Commissioner Holmes; Mayor Adams; Attorney Denhardt; absent Vice Mayor Branch.

**OLD BUSINESS**

Discussion – Proposed Ordinance – Transfer of Development Rights (TDR's)

Mayor Adams said that he asked Attorney Jim Denhardt to attend tonight to respond to any questions regarding TDR's. Commissioner Wojcik was asked to begin the discussion, since he still has questions. Commissioner Wojcik gave a handout to the Commission where he reviewed the TDR's from 8 cities, to see the value it may provide. Most of the cities use TDR's involving preservation lands, and are designed to keep open space available. Commissioner Wojcik asked what value this tool would have for Redington Shores.

Commissioner Holmes said that he felt that Commissioner Wojcik has a fear of elected officials abusing power, and is not in favor of increased development. Commissioner Holmes stated that he is in favor of TDR's, and would like to send it to a vote.

Attorney Jim Denhardt explained that there is a good mechanism in place with TDR's – a site plan has to be approved by the Planning & Zoning Board, and then by the Commission. Lots where density is transferred from would than not be able to be developed. Mr. Denhardt also said that what happens with TDR's in large cities like Clearwater could not be repeated in Redington Shores. Mayor Adams said that Commissioner Wojcik gave an excellent presentation. It was discussed that the property owned by Redington Shores and located in Redington Beach should be included in the Ordinance for TDR's. The Ordinance will be heard at the June meeting.

**MISCELLANEOUS**

Mayor Adams informed the Commission that Bonnie Stein has resigned as Chair of the Planning & Zoning Board. Mayor Adams suggested that a Special Magistrate could be used to hear variances, and asked the Commission to make considerations by the May 26 Workshop. When a variance and site plan are both heard there is an \$800.00 fee that has to be paid by the applicant. Mayor Adams said that if the variance is denied he feels the additional \$400.00 should be refunded, unless a new site plan is submitted. When asked what the process would be to hire a Special Magistrate Mr. Denhardt said that usually \$400.00 is a reasonable fee for a hearing. If the Commission wants to have a Special Magistrate the process for the Ordinance would take about 3 months. Mayor Adams asked Patti Herr to check with Sam Ireson to see if he would agree to Chair the Planning & Zoning Board. The Special Magistrate will be discussed at the May 26 Workshop.

Mayor Adams informed the Commission that the Town must have a fertilizer Ordinance, or piggyback off of Pinellas County. Mr. Denhardt said the Ordinance he prepared was not overly restrictive, and would be a good choice. The Commission will vote on the Ordinance at the May 12 meeting.

Mayor Adams updated the Commission on the lawsuit initiated by Gulf Mariner Condominium with regard to the easement. There is an upcoming trial set after the mediation was finished. After concessions already given to Gulf Mariner Mayor Adams asked the Commission whether they would consider giving any more accommodations; the Commission agreed they would not.

Respectfully Submitted,

Patti Herr  
Deputy Town Clerk